

**Dunedin Palms Homeowner's Association, Inc.**

**130 Patricia Avenue, #19**

**Dunedin, Florida 34698**

**Annual Membership Meeting, January 21, 2015**

President Don Lessard called the meeting to order at 7pm in the clubhouse of Dunedin Palms. He stated that we needed to establish a quorum of 50% of the owners plus one. Secretary Terri Tarozzi reported that we have a quorum with 75 of owners present. The membership was asked to make motions from the floor since this is a membership meeting.

**MOTION:** A motion from the floor was made by Maria Carideo to close the ballot box. It was seconded by Ray Guay. All were in favor, therefore the motion was accepted.

The proof of notice of the Annual Membership Meeting was placed on the office window and the clubhouse on Saturday, January 4, 2015 as stated by Secretary Terri Tarozzi.

President Lessard stated that the meeting will be split into two parts; the election of officers and the meeting of the membership. The election of officers was turned over to Tim Hendrix from AmeriTech. Six members were asked to come forward to count the ballots; Rich Severns, Benita Garner, Jim Rivard, George McDonald, Mikey Kelley and Rose Simonton. Each will have a specific part in counting of the vote.

**MOTION:** A motion from the floor was made by Brenda Michaud to abstain from reading the minutes of last year's meeting and was seconded by Karen Dell. The motion was passed by the majority of the members.

**MOTION:** A motion from the floor was made by Al Daigle to accept the minutes of last year's meeting and was seconded by Ray Guay. The motion was passed by the majority of the members.

### **Governing Documents:**

The next order of business was the changing and updating of our Governing Documents for which Joe Carideo did an outstanding job reviewing and summarizing. A question was raised concerning #4 in the rules about unit #99. Joe explained that the clarification of that rule was that when looking at the front of the house or sides, the overhang should not extend beyond the front of the house. In this instance the carport extended 4 feet beyond the front of the home.

**MOTION:** A motion from the floor was made by Shirley Clark to accept the governing documents as changed and was seconded by Bob Michaud. The motion passed by the majority of the members.

### **Ratification of the 2015 Budget:**

**MOTION:** A motion from the floor was made by Rita Coble to ratify the 2015 Budget as presented and was seconded by Richard Potter. All were in favor of the motion, therefore the motion was approved.

### **Reports of Officers and Committees:**

Ann Daigle, Chair of the Social Committee thanked her team; Barbara Money, Barbara Rivard, Jackie Bashant, Shirley Clark, Leslie Russell, Lois Wallace and Suzanne Randall replacing Mario Carideo who had done a great job on summer activities for the park. They had 2 fundraisers and will repeat this year the Penny Auction on February 8<sup>th</sup> and the Rummage Sale on March 7<sup>th</sup>. Canadian and American night will happen as well as new activities; snowman party on January 26<sup>th</sup>, back to the 50's in March, trip to casino in February, boat ride around Lake Tarpin including lunch, and the fire pit with live music in February. Exercises, line dancing and pool aerobics have been added. Ann thanked the members for their participation in the activities.

### **President's Report:**

President Don Lessard read the following prepared report;

The year 2015 was indeed a challenge at times, but thanks to my board's dedication, cooperation and support we managed to meet most challenges. In so saying I would like to thank Roe Bongo, Don Butterfield, Terri Tarozzi, Joe Carideo, Don Wallace and Tollie Holtzclaw for their efforts throughout the year. In addition I would like to thank all the many homeowners who volunteered in support of the activities and needed work of our park. I tried to recognize these activities in the most recent Breeze. If I forgot any activity, please accept my apology.

We had many accomplishments during the year, these include:

We had an operating surplus of \$47,000. \$34,000 of this amount was placed in our reserve accounts and \$13,000 in our savings.

Our investment portfolio grew by \$3,703. We did receive \$12,433 in income but the actual value of the bonds decreased by \$8,730. The portfolio value needs constant attention and on more than one occasion I received assurance from our investment advisors that they would immediately advise us of a need to sell.

Our Management Company contract was revised to guarantee 3 years without an increase in their management fees, reduce the renewal term from 3 years to 1 year and change the end of any contract from November to December.

An Investment Policy was developed which specifies our objective as Conservative Balance with a low to Moderate Risk tolerance.

Changes to our governing documents were developed, to be approved tonight, which clarify and simplify their understanding and intent.

Our legal files were transferred from Zinzow Law to Atty. Cianfrone. Later in the year the responsibility for sales processing was transferred from Atty. Cianfrone to Atty. Guru.

15 individual sales were successfully processed.

An audit required by the Housing for Older Persons Act was successfully conducted.

We did have a couple of efforts which went uncompleted, namely the swales between units 112 and 116 and the control of canal erosion. These efforts are still on our agenda.

Al Daigle commented on Don Lessard that he was doing a terrific job and appreciated everything he has been doing.

**MOTION:** A motion was made by Susan Dell to accept the reports from Ann Daigle, Social Committee Chair and Don Lessard, President and was seconded by Lois Wallace. All were in favor of the motion, therefore it was approved.

**No Unfinished and No New Business:**

**Election Results:**

President – Don Lessard

Vice President – Joe Bongo

Treasurer – Gordon Mills

Secretary – Roe Bongo

3 year Director - Gary Russell

The voting count was unanimous for unopposed officer positions. The running for the Three-year Director; Gary Russell – 62; Margaret Brockhorst – 19; Cathy Gaudet – 5.

**MOTION:** A motion was made by Bill Landry to adjourn the meeting at 7:50pm and was seconded by Don Strohler. All were in favor, therefore the motion was accepted.

Respectfully submitted:

Theresa A. Tarozzi, Secretary